

Chester County Planning Commission Minutes of August 21, 2018

The August 21, 2018 meeting of the Chester County Planning Commission was held at 6:30 pm in Council Chambers at the R. Carlisle Roddey Government Building in Chester, SC.

Notice of Meeting: Public Notices providing time, date and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, Chester County Building and Zoning Dept.; and published in the August 03, 2018 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Commissioners Hill, Williams, Smith, Grant, and Tate were present.

Absent: Vice Chairman Cabrey was absent with prior notification.

Staff: Director Mike Levister and Nicole Hutchins were present.

Call to Order: Chairman Raines called the meeting to order.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the agenda as presented by staff. There were none. Commissioner Grant made the motion to approve the agenda as presented; seconded by Commissioner Smith. Vote was 6-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the July 17, 2018 minutes as presented by staff. There were none. Commissioner Grant made the motion to approve the minutes as presented; seconded by Commissioner Smith. Vote was 6-0 to approve.

CCMA18-18: Josey A. Moore, represented by Mark Gladden, request Tax Map # 160-02-00-027-000, located at 6549 Richburg Road, Great Falls SC, be rezoned from RG-1 (Multi-Family) to GC (General Commercial).

Chairman Raines called Mark Gladden to the podium. He stated his name as Mark Gladden of 2331 Barnes Rd in Great Falls, SC. He said that he inherited the property which has an old restaurant and a manufactured home on it. His plans are to remove the two buildings and put a food truck there. Chairman Raines asked Mr. Gladden if his primary pursuit would be the food truck, not a permanent structure. Mr. Gladden replied yes sir. The food truck will be where the manufactured home is now. Chairman Raines asked what type facilities would be needed for the food truck as far as power, sewer, water and such or would it be self-contained? Mr. Gladden said the truck would be self-contained. In talking with the health department, he will have to have a restaurant to store the extra food, to service the truck, and to also do the primary prepping. The food truck, which is being built, will have a generator, a freezer and refrigerator with regular grills and oven top stoves. Commissioner Tate asked if Mr. Gladden had talked with the Washington's at the funeral home about this. Mr. Gladden said yes, he had talked with them. They knew my

parents and grandparents. Currently, they use our property when needed for additional parking. Commissioner Tate then asked if they (The Washington's) had any objections to it? Mr. Gladden replied no, I talked with them the other day. Commissioner Tate then asked if there would be any alcohol there. Mr. Gladden replied no, just fresh juices and water. Chairman Raines then asked if he would have normal business hours? Mr. Gladden said it would be normal business hours, anywhere from 6:00 AM when people drink coffee, to 8:00 or 9:00. Chairman Raines asked the commissioners if they had any other questions. There were none.

Chairman Raines asked the members of the public if anyone would like to speak in opposition or in favor if this rezoning request. There were none.

Chairman Raines said that he didn't recall ever approving a food truck. He asked Commissioner Hill if she recalled a food truck. Commissioner Hill said that she didn't because in prior years that was not a big business. It's just recently came into play. She stated that she had visited the site and with Mr. Tate having asked the question about the relationship between that piece of property and the business to be established with the funeral home and his answer was satisfactory to her. She stated that she could see where the funeral home would be put out without a lot of parking space, but this is his property. Chairman Raines said correct, and he's spoken with them and they are good with it. Commissioner Hill then said if there is no further discussion, she made the move to approve. Chairman Raines mentioned to keep in mind with this rezone everything else in that classification is allowed also, other than just the food truck. With no other discussion, Commissioner Tate second the motion. Vote was 6-0 to approve.

Chairman Raines stated that their opinion was advisory. The county council will have three readings on this. Approve or disapprove it. Their word is the gospel so to speak. Told the applicants to check with staff about the next council meeting to track that. That will be the approval mechanism.

CCMA18-19: Brittany Lumpkin request Tax Map # 160-03-02-019-000, located at 5208 Malcolm Road, Great Falls, be rezoned from RG-1 (Multi-Family) to RG-2 (General Residential)

Chairman Raines called Brittany Lumpkin to the podium. She stated her name as Brittany Lumpkin, and her temporary address is 67 Sugar Creek Great Falls, SC. Ms. Lumpkin said she has purchased a home through Clayton Homes and closed on it June 26th. She said she had an appraisal done of the property and it stated a mobile home was legal, only to find out in July that it wasn't legal due to zoning. Ms. Lumpkin said she hoped you would find it in your heart to rezone this property for her and her family. She said they moved out of their apartment June 23rd, thinking they could move into their new home in a couple weeks. We are temporally living with family, out of plastic containers. School has started. We can't put our home there because we were not advised of this before the process. Chairman Raines asked if this is a manufactured home? Ms. Lumpkin replied yes sir. He then asked if it's new? Ms. Lumpkin replied yes sir, 2018. Chairman Raines asked the commissioners if they had any questions. There were none.

Chairman Raines ask if any member of the public would like to speak in opposition or in favor of this rezoning request. Chris Cato came to the podium to speak in favor of the rezoning. He stated he is the salesperson that sold Ms. Lumpkin her house, and the zoning sort of slipped through the cracks. He said there are mobile homes on both sides of her property. Chairman Raines said there's a lot of misconception about the zoning, and when it was rezoned, and that we run into this a lot. Mr. Cato said that he would not overlook it again.

Chairman Raines asked the commissioners for discussion. Commissioner Hill asked Ms. Lumpkin if her property line goes all the way back to where it's cleared? Ms. Lumpkin replied yes mam.

Commissioner Smith made the motion to approve; seconded by Commissioner Grant. Vote was 6-0 to approve.

Chairman Raines mentioned again about the case going before county council with the three readings. Then asked staff if they would like to add anything. Ms. Hutchins told the applicants that a letter would be mailed to them after the third reading with the final results.

Commissioner Hill asked if we would be meeting next month. Ms. Hutchins said yes and with a big agenda of eight cases. Chairman Raines asked if the Gateway minutes were for information only. Director Levister replied that he was instructed from Ms. Brane with Catawba Regional that he is supposed to send it to the commissioners.

Chairman Raines made a motion to adjourn; seconded by Commissioner Grant. Vote was 6-0 to adjourn.

This is a summary of proceedings at the August 21, 2018 meeting of the Planning Commission; and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting, is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting; not the opinion or interpretation of the Secretary.